

Site Plan Review File # 22-116-859

- **LOCATION:** 0 Madison St. (N of 2319 W 7th St. and St. Paul Avenue)
- **APPLICANT:** Trellis Treehouse Acquisition LLC
- **HEARING DATE:** December 1, 2022
- **DATE RECEIVED:** August 23, 2022
- **PLANNING COMMISSION DECISION:** December 9, 2022
- **DEADLINE FOR ACTION:** February 20, 2023



THIS SQUARE APPEARS 12" x 12"
 ON FULL SIZE SHEETS

NO.	DATE	ISSUED FOR
01	11/01/22	RESPONSE TO STAFF COMMENTS
02	8/18/22	LAND-USE APPLICATION

NO.	DATE	ADDITIONAL DETENTION
03/22		

PRELIMINARY
 NOT FOR CONSTRUCTION
 11/01/2022

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 PROJECT NAME:
 Treehouse

DRAWING TITLE:
 SITE LAYOUT AND
 SURFACING PLAN

DRAWN BY: JPH
 CHECKED BY: MSA
 PROJ. NO: 22140
 DRAWING NO:

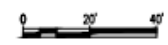
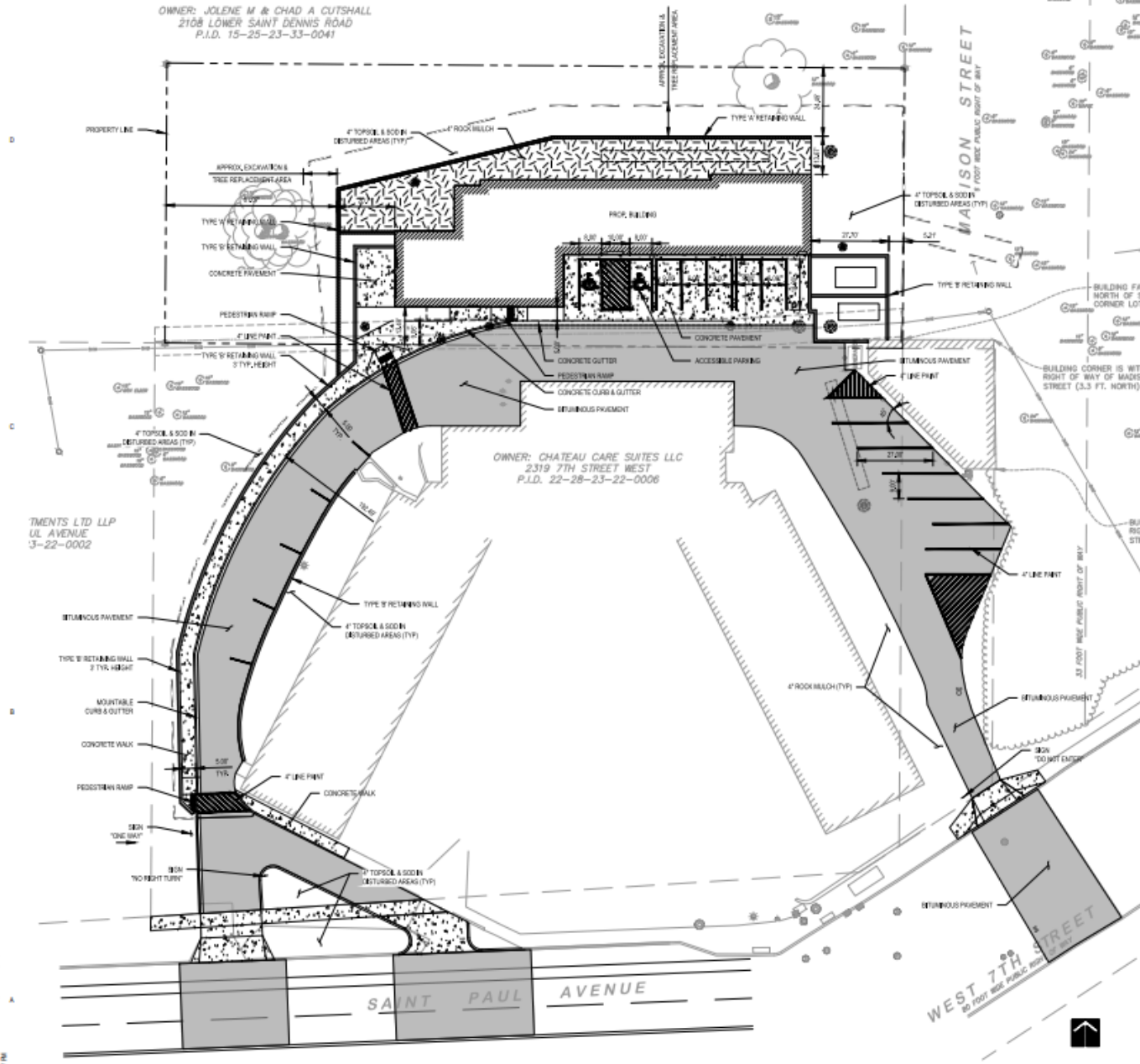
C401

SHEET LEGEND

- PROPERTY LINE
- CONSTRUCTION & DISTURBANCE LIMITS
- [Pattern] PROP. BUILDING
- [Pattern] PROP. BITUMINOUS PAVEMENT
- [Pattern] PROP. CONCRETE PAVEMENT
- [Pattern] PROP. 4" ROCK MULCH
- [Pattern] PROP. CONCRETE CURB & GUTTER
- PROP. TYPE 'X' RETAINING WALL - SHEET FILE
 EXTEND SHEET FILE RETAINING WALL TO 14" ABOVE ADJACENT GRADE, PROVIDE WEATHERING STEEL PLATE CAP CONTINUOUS AT TOP OF WALL, PROVIDE STEEL GUARDRAIL ATTACHED TO CAP, TOP OF GUARDRAIL TO BE 42" ABOVE ADJACENT GRADE
- PROP. TYPE 'Y' RETAINING WALL - SEGMENTAL LANDSCAPE BLOCK

SHEET NOTES

1. REFER TO C001 FOR GENERAL NOTES.
2. CONTRACTOR TO MAINTAIN ACCESS TO THE FIRE DEPARTMENT CONNECTION FOR FIRE DEPARTMENT PERSONNEL AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
3. PROVIDE 4-INCH WIDE WHITE SOLID STRIPES IN AUTOMOBILE PARKING AREAS.
4. PROVIDE PAINT SYMBOLS AND SIGNAGE AT ACCESSIBLE PARKING SPACES.
5. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, STOOP AND RAMP LOCATIONS.
6. CONTINUE ALL JOINTS THROUGH THE CURB.
7. MATCH NEW CONSTRUCTION CONTRACTOR JOINTS WITH JOINTS IN ADJACENT CONCRETE.
8. PROVIDE 4" OF TOPSOIL AND 500 IN ALL AREAS DISTURBED BY THE WORK.



File Path: J:\2022\22140 Treehouse\22140 - Site Layout & Surfacing
 Plot Date: 11/01/2022 10:47 AM

Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets, including traffic circulation features, the locations and design of entrances and exits and parking areas within the site.

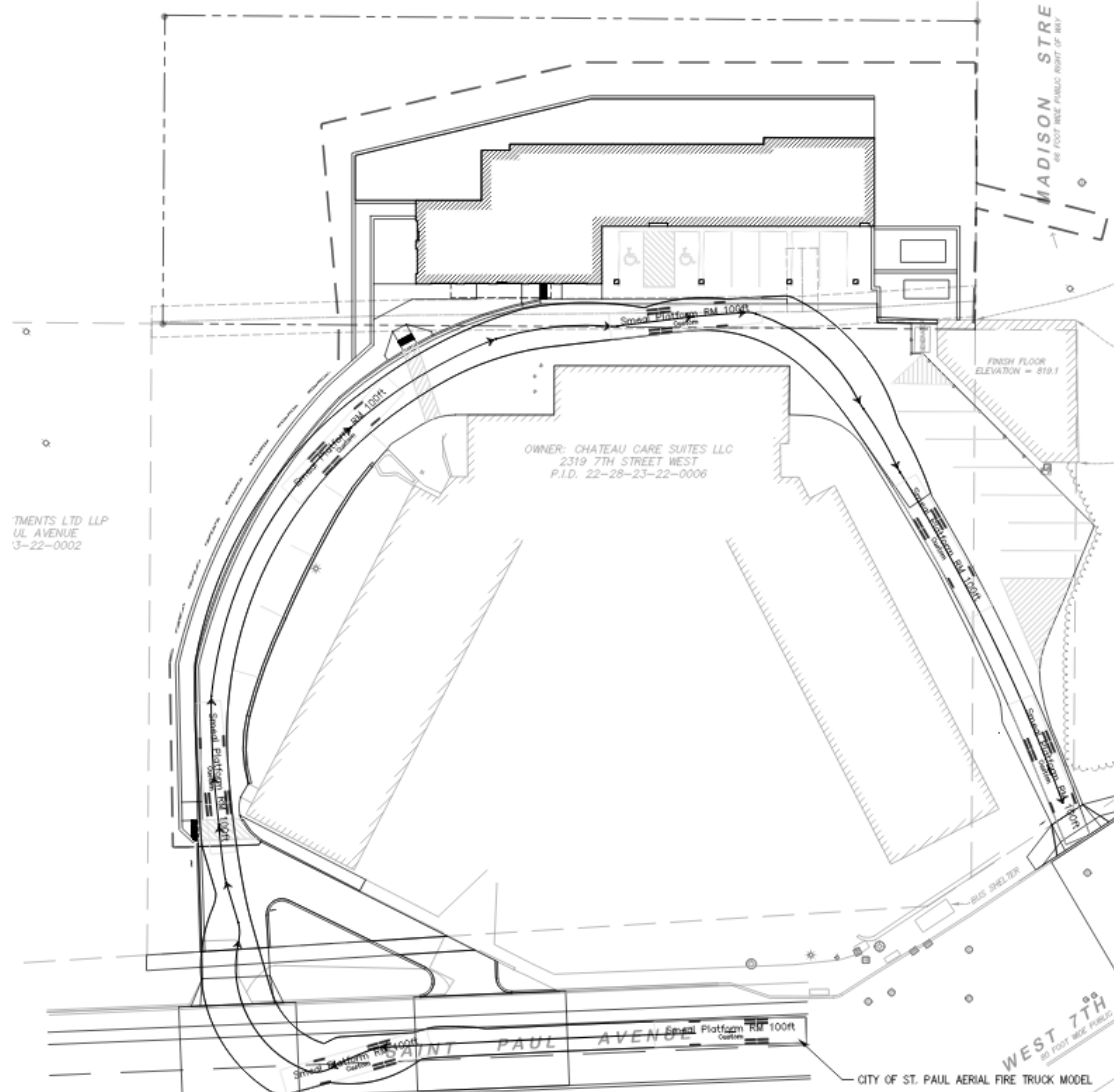
Physical improvements to the existing drive at Highland Chateau parcel provide access and public services via a private street with a reciprocal maintenance, use, and easement agreement. The existing one-way site circulation will continue with a vehicular entrance to the private street from West 7th Street and an exit onto St. Paul Avenue.

Improvements along the Highland Chateau's St Paul Avenue frontage are required per Public Works and Zoning to provide the safest possible scenario for all modes arriving at the site.

Specifically:

- The existing drive will become a private street.
- Widening the one-way access drive to give space for resident drop off, maneuvering isles, and trash pickup, emergency access etc.
- A public sidewalk added to the Highland Chateau parcel along St. Paul Ave.
- Sidewalk along St. Paul Ave. and the private drive will meet Minnesota Accessibility code
- Removal of existing encroachments in the ROW
- Minimize curb cuts and meet Public Works' standards for curb and driveway design.
- Room for passenger drop off will remain at the Chateau.

A traffic memo is under review by Public Works Traffic Engineering. Public Works sign-off of the site plan and acceptance of the traffic memo are recommended conditions of site plan approval.



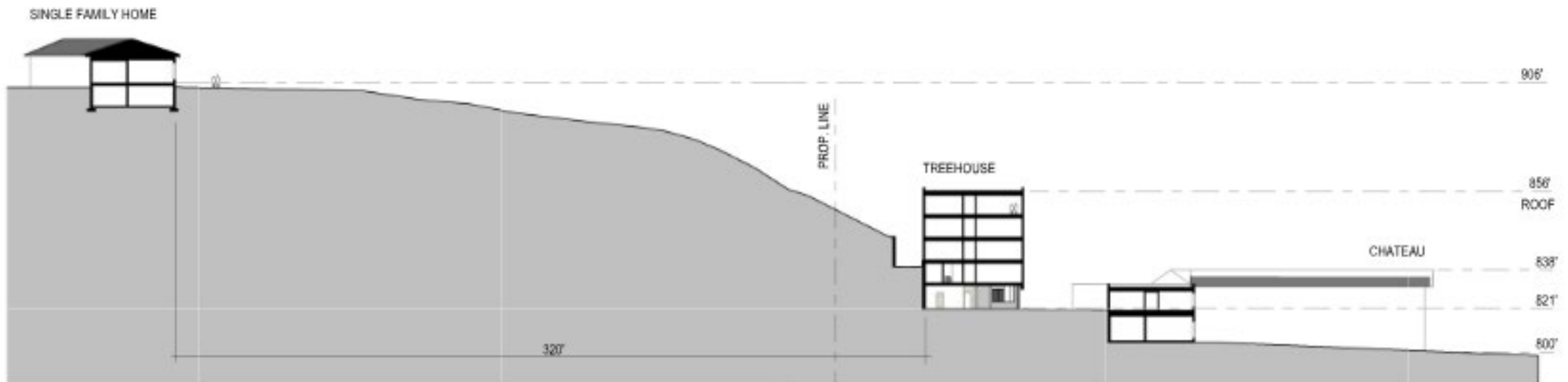
Approval with Conditions:

1. **Sign-off by Site Plan Review staff for technical compliance of the site plan** that is substantially similar to this approved site plan.
2. **Approval of a variance** of 63.111(b) to allow the proposed retaining walls and creation of trough-shaped yards between the new building and new retaining walls.
3. **Approval of rezoning** of the property from R1 – one-family residential district to RM2 - medium-density multiple-family residential district.
4. **A private street to serve the development** must be established. The private street must be established based upon a plan submitted to and approved by both the Department of Public Works and the Department of Safety and Inspections, Division of Fire Inspections, before final site plan approval.
5. **Sign-off by Site Plan Review staff for technical compliance of supporting site plan documentation** including the final Tree Preservation and Landscape plan by the City Forester and acceptance of the Traffic Memo by Traffic Engineering.
6. **During Construction, final slopes must be immediately stabilized to prevent erosion.** Trees must be planted, and all disturbed soils on the slope must be adequately covered with a suitable topsoil and seeded per Minnesota Board of Water and Soil Resources specifications for native vegetation establishment.
7. The specified elements of the **required engineering report on slope stability and hydrology** per § 63.111(a)(1-3) must be submitted to the City for review and acceptance before any permits will be issued, including grading permits. The findings in the engineering report may result in required revisions to project plans as determined by Department of Safety and Inspections staff. If revisions to project plans are required as a result of the engineering report, these revisions to plans must be made to all plans submitted to the City for approval before any permits will be issued, including grading permits.

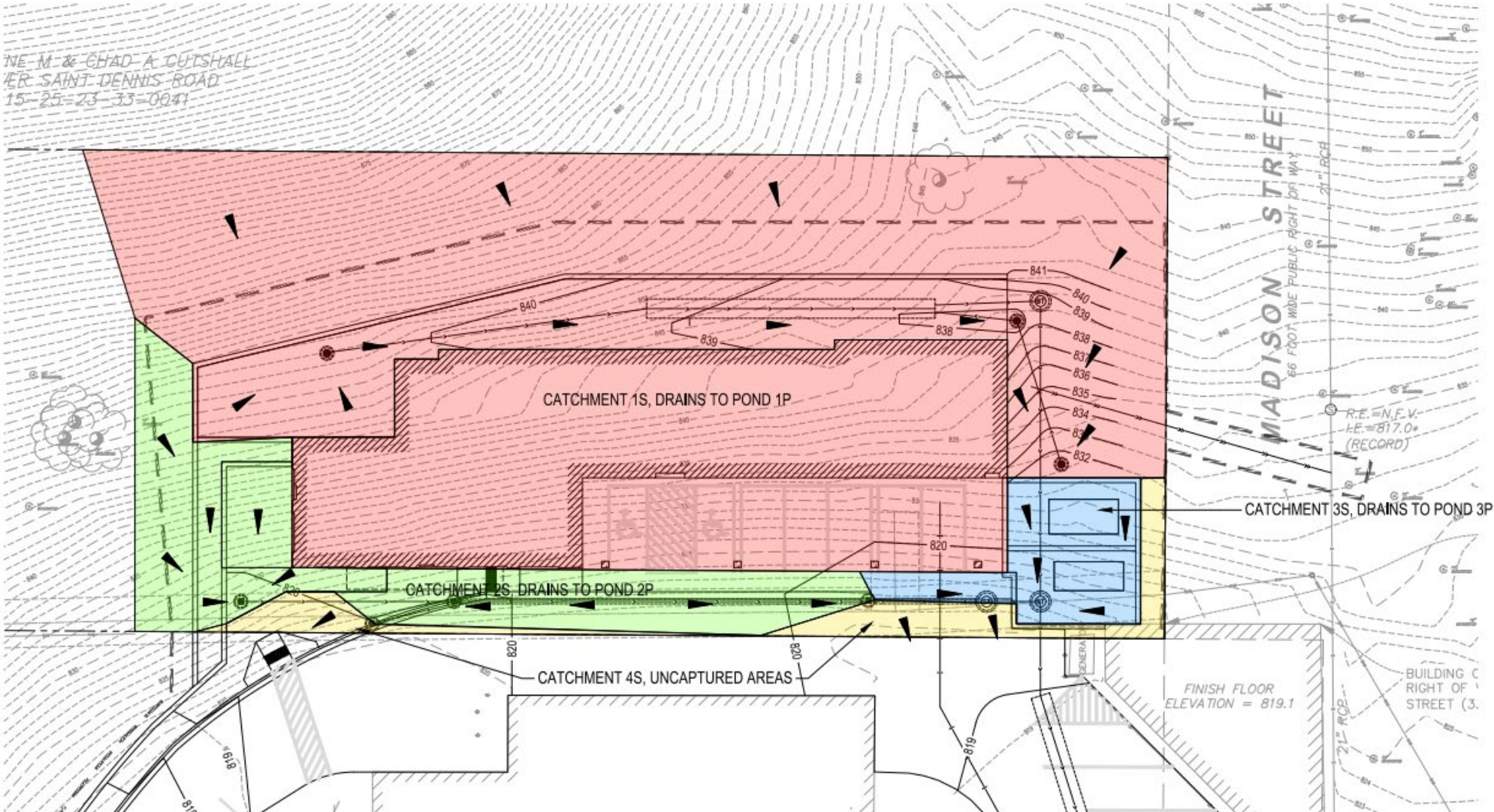
63.111 – Residential Development on Steep Slopes

- 63.111 – Residential Development on Steep Slopes

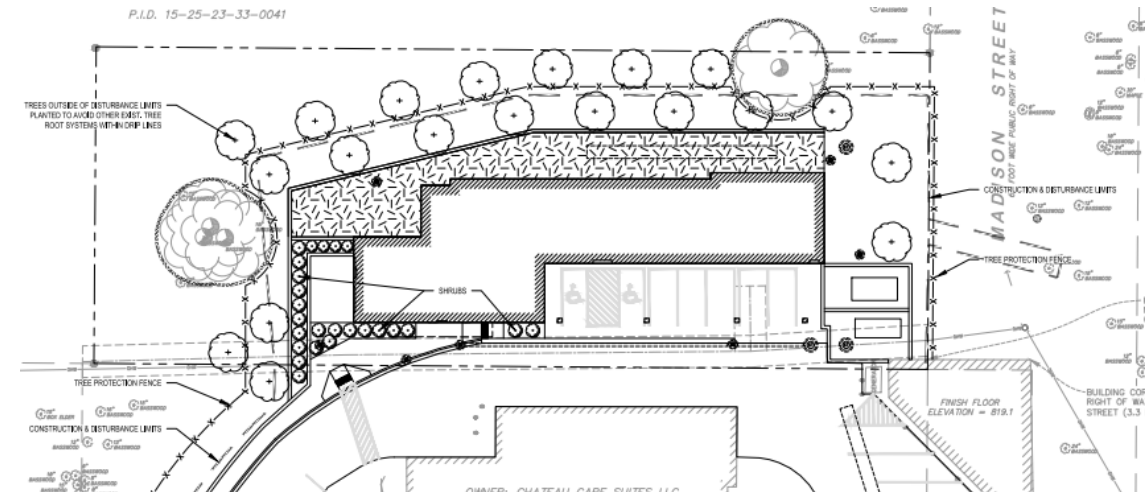
The proposed site plan requires a variance of Leg. Code Sec. 63.111 (b) before it may be established: Buildings should be designed to fit into the hillside without significant regrading to protect the stability of the slope and preserve existing trees while preventing excessively tall retaining walls and unattractive trough-shaped yards between buildings and retaining walls. Multi-story buildings are encouraged to reduce the size of the building footprint.



Red, green and blue areas draining to Stormwater Management System.



Preservation of unique geologic, geographic or historically significant characteristics of the city and environmentally sensitive areas.



The following conditions relate to development on a steep slope:

- The specified elements of the required engineering report on slope stability and hydrology per § 63.111(a)(1-3) must be submitted to the City for review and acceptance before any permits will be issued, including grading permits. The findings in the engineering report may result in required revisions to project plans as determined by Department of Safety and Inspections staff. If revisions to project plans are required as a result of the engineering report, these revisions to plans must be made to all plans submitted to the City for approval before any permits will be issued, including grading permits.
- That the City Forester accept the Landscape and Tree Preservation Plans for the post construction establishment of trees and vegetation on this slope.
- Lastly, all final slopes must be immediately stabilized to prevent erosion. Trees must be planted, and all disturbed soils on the slope must be adequately covered with a suitable topsoil and seeded per Minnesota Board of Water and Soil Resources specifications for native vegetation establishment.

